

Presented By

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Specializing in Commercial, Residential, Land, and Investment Properties throughout Spartanburg, Greenville, Greer, Duncan, and the Upstate of South Carolina.

275 E. Henry Street | Spartanburg, SC 29306

Investment & Owner-Occupant Opportunity

Asking Price

\$365,000

Property Overview

Unique mixed-use commercial building located near Downtown Spartanburg offering immediate cash flow with additional upside potential. The property consists of approximately 1,450± square feet, including an income-producing first-floor tenant occupying approximately 874± square feet and approximately 575± square feet of vacant upper-level office space available for owner occupancy or additional rental income.

The existing lease transfers with the sale, providing immediate income while preserving flexibility for future growth and occupancy options.

Property Highlights

- Asking Price: \$365,000
- Building Size: Approximately 1,450± SF
- First Floor: Approximately 874± SF (Leased)
- Second Floor: Approximately 575± SF (Vacant)
- Existing Tenant in Place
- Lease Transfers with Sale
- Downtown Spartanburg Location
- Off-Street Parking

- Owner-Occupant Opportunity
 - Value-Add Investment Potential
 - Professional Office / Wellness / Service Business Uses
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Existing Tenant Information

Tenant:

The Zen Den Therapeutic Massage, LLC

Current Lease:

Through December 2027 with renewal option

Current Monthly Rent:

\$1,339/month

Annual Gross Income:

\$16,068

The tenant is responsible for utilities, janitorial services, trash service, landscaping, and various maintenance responsibilities as outlined in the lease agreement.

Financial Summary

Current Income

Annual Gross Income:

\$16,068

Estimated Operating Expenses:

\$9,500

Net Operating Income (NOI):

\$6,568

Current Cap Rate:

1.8%

Future Upside Opportunity

The second floor currently consists of approximately 575± square feet of vacant office/studio space.

At a conservative lease rate of \$18/SF annually:

Potential Upstairs Income:
\$10,350 annually

Potential Total Gross Income:
\$26,418 annually

This creates a compelling opportunity for:

- Professional office users
- Attorneys
- Accountants
- Insurance agencies
- Real estate professionals
- Therapists and wellness practitioners
- Consultants
- Creative studios
- Owner-occupant businesses

Owner-Occupant Advantage

A future owner can occupy the upstairs while benefiting from income generated by the existing first-floor tenant. This creates a unique opportunity to significantly offset ownership costs while building equity in a commercial asset.

Rather than paying rent to a landlord, business owners can leverage the existing tenant income to reduce their effective occupancy expense.

Location Highlights

Located within minutes of Downtown Spartanburg, the property benefits from continued redevelopment, business growth, and increasing demand for professional office and service-oriented commercial space.

The property's flexible layout allows for both investment and owner-user strategies, making it attractive to a wide range of buyers.

Disclaimer

All information is deemed reliable but not guaranteed. Buyer shall independently verify square footage, zoning, financial information, lease terms, and all other matters material to their purchase decision.